

**CITY OF MONROE
DEPARTMENT OF PUBLIC WORKS
PLANNING & PERMITTING DIVISION
SEPA DETERMINATION**

DETERMINATION OF NON-SIGNIFICANCE (DNS)

LOCAL FILE NUMBER: SEPA2012-05

NAME OF PROPOSAL:

North Kelsey Development Plan and Downtown Master Plan Comprehensive Plan Amendment

DESCRIPTION OF PROPOSAL:

This Comprehensive Plan amendment is being processed in order to enable updates and revisions in two sub-area plans: the North Kelsey Development Plan and the Downtown Master Plan. The North Kelsey Development Plan encompasses approximately 55 acres of land for commercial development; the Downtown Master Plan encompasses approximately 85 acres with four neighborhoods defining downtown Monroe. Both plans were adopted and incorporated in the Comprehensive Plan by reference. This amendment will remove the sub-area plans and their regulatory language from the Comprehensive Plan and replace them with pertinent and achievable goals and policies directed toward the implementation of the North Kelsey Development Plan and the Downtown Master Plan.

LOCATION OF PROPOSAL:

The North Kelsey Development Plan encompasses an area located north of US 2, south of the proposed US 2 by-pass, east of SR 522 and west of Chain Lake Road. The Downtown Master Plan affects an area north of McDougall Street, south of US 2, east of Madison Street and west of Woods Creek.

APPLICANT:

City of Monroe
806 West Main Street
Monroe, WA 98272
(360) 794-7400

Staff Person: Paul Popelka, RLA/AICP –
Planning & Permitting Manager

THRESHOLD DETERMINATION:

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) **IS NOT** required under RCW 43.21C.030(2)(c). This decision was made after reviewing the proposed code amendment. The information is available to the public for review upon request.

This Determination of Non-significance is issued under WAC 197-11-340 (DNS).

LEAD AGENCY: City of Monroe

This decision was made after reviewing the proposed Comprehensive Plan amendment. This information is available for public review upon request at the Monroe City Hall, 806 West Main Street, Monroe, WA 98272 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding holidays.

() There is no comment period for the DNS.

(X) This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Date of Issuance: April 10, 2012

Comments must be submitted by: Tuesday, April 24, 2012

Responsible Official: Brad Feilberg, PE

Position /Title: Public Works Director Phone: (360) 453-7229

Address: City of Monroe, 806 West Main Street, Monroe, WA 98272

Signature: Brad Feilberg

Appeals:

Appeals to the above determination must be filed with the City Clerk for the City of Monroe no later than 5:00 p.m., **Wednesday, April 25, 2012**. Appeals must be made on appeal forms available at Monroe City Hall, 806 West Main Street, Monroe, WA 98272. Appeals must be filed in person. The adopted appeal fee must be filed with the appeal. Fax, email or any other form of mail shall not be accepted and shall not be considered as meeting the filing requirements. Appeals must state the section of the Monroe Municipal Code (MMC) being appealed, the specific determination or mitigation being appealed and the form of relief expected.

Appeals will be held before the City Hearing Examiner. Only parties of interest identified on the appeal shall be considered in the hearing before the examiner.